

**City of Minneapolis**  
**CPED - Public Land Sale and Acquisition Form**

**Section I. Property Information**

**PROJECT COORDINATORS COMPLETE SECTION I.**

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: Edith Johnson

Phone #: 673-5262

Form Initiated Date: 2/2/2012

Complete by Date: 2/2/2012

1. Address: 424 31<sup>st</sup> Avenue North

2. Property Identification Number (PIN): 10-029-24-32-0165

3. Lot Size: 41 x 116

4. Current Use: Vacant Land

5. Current Zoning: R4

6. Proposed future use (include attachments as necessary): single family housing new construction

7. List addresses of adjacent parcels owned by CPED/City: 404, 409, 427, 428, 429 31<sup>st</sup> Ave N

8. Project Coordinator comments: Twin Cities Habitat for Humanity wishes to acquire the parcel and build a home to sell for owner occupancy.

PROJECT COORDINATOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

**Section II. Zoning Review**

9. Lot is Buildable for **any** structure ☒ Non-Buildable for **any** structure ☐

Explain: Although this lot is less than 5,000 square feet, it is considered a lot of record and therefore a single family dwelling would be permitted per § 531.100(a).

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☒ No ☐ If yes, what applications? Administrative Site Plan Review for a new single family home.

11. Comments: \_\_\_\_\_

Completed by: Jacob Steen Date: 2/9/2012

ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

**Section III. Community Planning Review**

12. List adopted small area plan(s) in effect for parcel: This area is part of the Lowry Avenue Strategic Plan.

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth shows Lowry Avenue as a Community Corridor and the area to the south as Urban Neighborhood. The Lowry Avenue Strategic Plan further designates this area as appropriate for medium density. While some of the parcels fronting on 31st Avenue North could be added to the larger City owned land to the north fronting on Lowry Avenue for a larger developable parcel, not all of the lots along 31st Avenue are owned by the City, so it would not be possible to have a contiguous parcel along 31st Avenue. The lots on 31st Avenue are vacant or have single-family homes. The sale of this lot for single-family residential can be considered in conformance with the goals of the comprehensive plan and small area plan as that is the character of the street frontage on 31st Avenue. In addition, the R4 zoning allows single-family homes. The larger parcel to the north, owned by the City, is planned for medium density residential and this land sale will not prevent that development.

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes ☒ No ☐ If no, why not? \_\_\_\_\_

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

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Yes ☒

No ☐

If yes, explain possible development scenarios See item # 13

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes ☐

No ☒

If Yes, what type of development? \_\_\_\_\_

Comments: \_\_\_\_\_

Completed by: Jim Voll

Date: 2/10/2012

COMMUNITY PLANNER:

EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Planning Director Review

by: Jason Wittenberg Date: 2/10/2012

PLANNING DIRECTOR:

EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Multi-Family Housing Staff Comments

by: Wes Bulter Date: 2/10/2012

Comments: No concerns from multifamily

Single-Family Housing Staff Comments

by: Elfric Porte Date: 2/10/2012

Comments: Single Family Housing supports the development as proposed.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 2/10/2012

Comments: Proposed development is consistent with approved Real Estate disposition policies.

Business Development Staff Comments

by: Kristin Guild

Date: 2/10/2012

Comments: Business Development has no objection.

Economic Development Director Review

by: Cathy Polasky

Date: 2/13/2012

**PLEASE CHECK ONE BOX:**

☒ **PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): \_\_\_\_\_

Housing Director Review

by: Thomas Streitz

Date: 2/13/2012

EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

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Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan ***must*** be attached to the staff report that is submitted to the Community Development Committee.

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**Section II. Zoning Review**

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Explain: Although this lot is less than 5,000 square feet, it is considered a lot of record and therefore a single family dwelling would be permitted per § 531.100(a). However, this lot is a reverse corner lot and is subject to front yard setbacks along 31<sup>st</sup> and 6<sup>th</sup>; therefore, any new development will likely require a variance of the required front yard along 6<sup>th</sup>.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☒ No ☐ If yes, what applications? Administrative Site Plan Review for a new single family dwelling & variance of the required front yard along 6th St. N.

11. Comments: \_\_\_\_\_

Completed by: Jacob Steen Date: 2/9/2012

ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

**Section III. Community Planning Review**

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Comments: \_\_\_\_\_

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Date: 2/10/2012

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EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Planning Director Review

by: Jason Wittenberg Date: 2/10/2012

PLANNING DIRECTOR:

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by: Wes Butler Date: 2/10/2012

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